

MEMORANDUM

TO: TOM MOTHERWAY
FROM: TOM OVERTURF *TO*
DATE: SEPTEMBER 29, 1995
SUBJECT: TORRANCE UPDATE BY ALAN MACKENZIE/GASCON MAR

1. Reviewed PBR's updated "Harbor Gateway Master Plan" dated September 29 (also attached are earlier conceptual plan sets dated September 7, September 12, and September 21, 1995. Most recent plan re-aligns main street system within current property ownership boundaries which allows submittal to jurisdictional agencies without Lockheed Martin's participation yet integrates that property into the Master Plan.
2. Provides for new "McDonnell Douglas Storage Facility" of about 900,000 S.F. in existing boneyard area at assumed FAR 55% on about 40 acres plus a future 20 acres when Montrose/Jones Chemical Sites are available. Environmental clearance in boneyard is critical.
3. Requires dedication of Del Amo Boulevard bypass of the residential area as the major east/west arterial to relieve 190th Street congestion. We need to provide former employee/traffic counts when our plant was in full operation to justify a Negative Declaration EIR to allow relocation of these storage facilities, possibly as early as 1997. See schedules attached.
4. DAC/MDA/C-17 Facilities needs to work with MDRC to define and design high-efficiency, high-bay, long term value buildings suitable for after-market in increments of 150-250,000 S.F.

Also, possibly DAC can assist to identify potential major logistics companies who we might work with. I will contact Steve Bissett and Dan Summers.

5. Next step on IWERKS is preparation of presentation for use of existing Building 66 as integrated with theater and retail complex.
6. Over the next two weeks, traffic, legal and economic analysis will be completed in draft form and the Initial Phase should be finalized by November 1 along with consultant service and proposals. Attached schedules show potential EIR versus Negative Declaration timelines.

TAO:kk KKTO1608

cc: Dan Summers
Steve Bissett
Dan Prescott
Phil Cyburt
Steve Barker
Mario Stavale
Merle Pautsch

Attachments